

October 2, 2009

ATTACHMENT TO APPLICATION
TO THE CITY OF ROCKVILLE FOR A
TEXT AMENDMENT TO THE ZONING ORDINANCE

Applicant: Mayor and Council of the City of Rockville

The applicant proposes to amend the zoning ordinance adopted on December 15, 2009, and with an effective date of March 16, 2009, by inserting and replacing the follow text (underlining indicates text to added; [brackets] indicate text to be deleted; double underlining indicates text added by amendment; ~~strike-throughs~~ indicated text to be deleted by amendment; * * * indicates text not affected by the proposed text amendment). Where the term [effective date] appears, the date March 16, 2009 will be inserted in the final version of the zoning text amendment. Further amendments may be made following citizen Mayor and Council review:

Amend the **Table of Contents** as follows:

* * *

25.17.07 – Environmental Guidelines

25.17.08 - Building Restriction Lines

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25.21.24 – Erosion Area Regulations

25.21.25 – Monuments

[Landscaping, Screening and Lighting Manual]

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Sec. 25.01.04 – Relation to Master Plan

a. The provisions of this Chapter are adopted in accordance with the Master Plan, and as the Plan may be amended from time to time.

b. Whenever there is a requirement in this Chapter that a finding be made that an application conforms to the Plan, such finding need not be made where the Approving Authority finds that events have occurred or circumstances exist to render such compliance inappropriate with respect to such application.

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Sec. 25.01.06 – Compliance

A person cannot use or develop any land or structure within the City without complying with [all] the applicable provisions of this Chapter.

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Sec. 25.01.09 – Vested Zoning Rights

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2. A property owner's right to a particular use of the property pursuant to the provisions of this Chapter vest upon the occurrence of all of the following:

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- (c) The implementation and validity periods of all permits and approvals has not expired.

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Sec. 25.03.02 – Words and Terms Defined

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Alteration, Structural - Any change to a building or structure including:

1. Bearing walls;
2. Load-bearing columns;
3. Beams or girders;
4. An enlargement or reduction in the gross floor area or building height[; and/or
5. Any substantial exterior alteration].

* * *

Boardinghouse - A dwelling in which lodging or meals, or both, are furnished to three (3) or more guests for compensation. A boarding house is not considered a home-based business enterprise. This use is not permitted within the City, and violations will be subject to the Enforcement provisions of Article 19 of this Chapter.

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Dwelling, Multiple-Unit [Apartment Building] – A building containing three (3) or more dwelling units which may or may not share a common entry. This term includes apartment buildings, condominiums and cooperatives.

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Easement – A grant or reservation by the owner of land for the use of all or apportion of such property ~~land~~ to the public or others, for a specific purpose.

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Environmental Guidelines – A document adopted [in July, 1999] by Resolution number 11-99 by the Mayor and Council establishing guidelines for the protection and enhancement of the City's natural resources, as that document may be amended or revised.

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Flea Market – A group of vendors assembled in an open area or a structure on an occasional or periodic basis to [and] offer goods for trade or sale to the general public.

Floodplain – The normally dry land adjoining a river, stream or watercourse that is temporarily subject to partial or complete inundation by storms that exceed the capacity of the channel. Floodplains are delineated by the expected frequency of flooding. The 100-year floodplain delineates the area subject to flooding, on average, once every 100 years; thus it has a [1] one [%] percent chance of flooding any given year.

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Law - Any law, ordinance, [or] resolution or regulation having the effect of law, whether adopted by the Federal, State, County, City, or other unit of government or agency thereof.

* * *

Lot – A parcel or quantity of land. *Lots include the following:*

* * *

3. *Lot, interior* – Any lot other than a corner lot, [including] or a through lot.

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Lot Coverage – The percentage of lot area covered by buildings [(or structures)], including covered porches and accessory buildings.

* * *

Person - An individual, association, firm, partnership, corporation, or government agency, [but does] not [include] including the City.

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Restaurant –

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4. *Restaurant, Ancillary* – A restaurant that is ancillary to and located within an office building containing at least 150,000 gross square feet of floor area.

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Shooting Gallery[or Range] - Any establishment which, as part of its activities, provides a location in which firearms are discharged indoors.

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Swimming Pool - A pool for swimming by human beings having adequate legal capacity and deck size.

1. *Swimming Pool, Accessory* - Swimming pools or wading pool, including buildings necessary or incidental thereto, conducted as an accessory use:
 - (a) Maintained and operated by the management of any multiple-dwelling unit[,] or attached development in any Residential Medium Density or Mixed-Use zone or [development] within any Planned Development Zone. An accessory swimming pool may provide memberships to persons residing in single-[family] unit dwellings if the pool was originally approved under a special exception for a private, non-commercial community swimming pool for use by residents in a development containing both single-dwelling unit and multiple-dwelling unit residences;

* * *

Sec. 25.03.03 – Terms of Measurement and Calculation

- a. *Rules of Measurement* - All measured distances are to be measured to the nearest integral foot. Measurements up to 0.49 feet are rounded down; measurements of 0.5 feet or more are rounded up. In the case of parking calculations, any fraction of a parking space requirement is rounded up to the next higher number.

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Sec. 25.04.03 – Board of Appeals

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b. *Powers and Duties*

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- (c) Reviewing and acting upon appeals from [a] decisions of the Sign Review Board.

* * *

e. ~~d.~~ *Meetings and Hearings*

1. Meetings must be held when necessary to conduct business or at intervals as may be mandated by State law, this Chapter, or the adopted Rules of Procedure of the Board.
2. Hearings must be held when required by State law or other provision of this Chapter.
3. The Board must hold a hearing on an appeal from the decision of the Sign Review Board no later than 45 days from the date of the filing of the appeal, provided that a different date may be set with the consent of the party filing the appeal.

f. ~~e.~~ *Decision on Appeal from Sign Review Board* – The Board shall render its decision on an appeal from the Sign Review Board within ten (10) business days following the completion of the hearing, provided that the time for rendering a decision may be extended with the consent of the party filing appeal.

g. ~~f.~~ *Appeals* – Any person aggrieved by any final decision of the Board, including the failure of the Board to conduct a hearing or render a written decision within the time frames set forth in [Sections] subsections 25.04.03.e. ~~d.~~3 and f ~~e~~ of this Section, may appeal the same to the Circuit Court for the County. Such appeal must be taken according to the Maryland Rules as set forth in Title 7, Chapter 200.

~~g. *Appeals* – Any person aggrieved by any final decision of the Board, including the failure of the Board to conduct a hearing or render a written decision within the time frames set forth in [Sections] subsections 25.04.03.e.3 and f of this Section, may appeal the same to the Circuit Court for the County. Such appeal must be taken according to the Maryland Rules as set forth in Title 7, Chapter 200.~~

Sec. 25.04.04 – Historic District Commission

* * *

b. *Powers and Duties*

1. *Generally* -

* * *

(d) Providing courtesy review to the Planning Commission and Mayor and Council as requested, for projects within or adjacent to historic resources[; and].

[(e)All other powers granted to the Historic District Commission by Article 66B of the Annotated Code of Maryland.]

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Sec. 25.04.05 – Sign Review Board

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c. *Membership*

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5. *Clerk of Sign Review Board* – The Chief of [Inspection Services] Planning serves as the Clerk of the Sign Review Board and will:

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Sec. 25.04.06 – Chief of Planning

a. *Powers and Duties*

1. *Generally* – The Chief of Planning has all those powers and duties conferred and imposed upon the Chief of Planning by this Chapter including but not limited to:

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(e) Reviewing and acting upon applications for building permits, occupancy permits, sign permits, and temporary occupancy permits for purposes of determining, and so advising the Chief of Inspection Services, whether all zoning requirements have been met; and

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b. *Appeals*

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3. Any person aggrieved by a decision of the Chief of Planning pertaining to signs may appeal said decision to the Sign Review Board in accordance with the provisions of Article 18 of this Chapter.

Sec. 25.04.07 – Chief of Inspections Services

- a. *Powers and Duties* – The Chief of Inspection Services has all those powers and duties conferred and imposed upon it by this Chapter, including but not limited to:
 1. [Acting as clerk of the Sign Review Board;] Coordinating the authorization by City departments for the issuance of permits administered by the Building Code, as contained in Chapter 5 of the Code; including but not limited to occupancy permits; and
 2. Administering temporary use permits [and sign permits] in accordance with Section 25.09.04 [and Article 18, respectively].
 - [3.]
- b. *Appeals*
 1. [Any person aggrieved by a decision of the Chief of Inspection Services pertaining to signs may appeal said decision to the Sign Review Board in accordance with the provisions of Article 18 of this Chapter.] Any person aggrieved by any other final decision of the Chief of Inspection Services under the provisions of this Chapter may appeal the same to the Board of Appeals within 30 days of the date on the official letter of notification of the decision.
 - [2.]

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Sec. 25.05.03 – Public Notification

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- c. *Written Notice*
 1. Written notification must be provided by mail or other delivery for the following:
 - (a) The filing of a completed application;
 - (b) [A scheduled area meeting, public meeting or hearing of an Approving Authority on an application] Areas meetings required by this Chapter under the provisions of Article 7;

- (c) Public meetings and hearings held by an Approving Authority;
 - (d) A decision of an Approving Authority on an application in accordance with Section 25.05.06; and
 - (e) For any other matter as may be required by this Chapter.
2. In order to accomplish the required [mailing] written notification, the following must be done:
- (a) The mailing or delivery list for such notice must be compiled from the current tax assessment listing all properties located within at least 500 feet of the boundaries of the subject property, unless another notification area is specified within this Chapter;
 - (b) [Mail] Deliver notice, by hand delivery or first class mail, to each owner at the mailing address on the current tax assessment list, and also to the resident at the property location address, if addresses are different on the tax roll.
 - (c) Mail notice, by first class mail, to civic associations and homeowners associations within 500 feet of the boundaries of the subject property unless another notification area is specified by this Chapter.
3. Affidavit required. At least one week prior to any meeting for which the applicant is required to provide written notice, the applicant must file an affidavit stating that notice has been mailed or delivered in [accordand] accordance with the requirements of this Chapter, and must provide the mailing [list] or delivery list in a format acceptable to the Chief of Planning.
- d. *Signs* – Except as otherwise provided, signs must be posted in accordance with the following provisions:
- 1. *Sign to be Furnished by the City* – The required sign(s) will be prepared and furnished to the applicant by the Chief of Planning within [two (2)] five (5) business days [after the filing] of acceptance by the City of the complete application, unless otherwise specified in this Chapter.
- * * *
- 3. *Location of Sign* – The required sign must be erected by the applicant as follows:

- (a) Within ten feet (10') of each boundary line that abuts a public or private road or street. If the property boundary line is more than 250 feet long, one (1) sign is required every [250] 500 ~~750~~ feet.

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5. *Affidavit Required*

- (a) On the day of the final hearing on any application the applicant must file an affidavit stating that the sign required by this [Section] subsection d was continuously maintained in accordance with these requirements through the date of the [last] final hearing on such application.

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Sec. 25.05.05 – Access to Application Files

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- c. Copies of material in the files will be provided upon payment of copying charges in accordance with City policy or may be provided electronically, if available, upon request.

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Sec. 25.05.07 – Amendments to Approved Development

- a. *Application Required* – Except as otherwise provided, an application to amend any previously approved development must be filed with the Chief of Planning[, or the Chief of Inspection Services where approval of the Sign Review Board is involved,] in accordance with the provisions of this Article.
- b. *Minor Amendments to Approved Development*
 - 1. Any application for an amendment which does not significantly deviate from the terms and conditions of the original approval and would effectively carry out the intent of the Approving Authority's original approval may be considered and acted upon by the Chief of Planning under the provisions for a Level 1 site plan as set forth in Sec. 25.07.04 [, or the Chief of Inspection Services where approval of the Sign Review Board is involved].
 - 2. Such application may only be approved if it results in a minimal effect on the overall design, layout, quality, or intent of the plan and is limited to a change in:

- (a) minor adjustments due to site engineering; or
 - (b) a parking or loading area; or
 - (c) landscaping, a sidewalk, recreational facilities, recreational area, public use space, or open area in a manner that does not alter basic elements of the site plan[;]. Landscaping maintenance does not require an amendment application under this section.
3. Modifications that result in a reduction of floor area or other development intensity may be approved by the Chief of Planning under a Level 1 site plan review process.
 4. Minor changes are not subject to the provisions for pre-application staff meetings, area meetings, and the notice provisions of Section 25.05.03 or Article 7.
 5. Where the Chief of Planning determines that the change is not minor, the application is referred to the Approving Authority for review

c. Major Amendments to Approved Development

1. Where the Chief of Planning determines that a requested change is too significant to be a minor change but is not so substantial as to require an entirely new application for approval, the requested change must be reviewed and approved by the original Approving Authority as an amendment to the original development approval. Major amendments may include:
 - (a) an increase in the height of any building,
 - (b) an increase the floor area of any non-residential portion of a building,
 - (c) an increase the number of dwelling units[.]; or
 - (d) any other significant change to the site or approved uses that results in an increase in the parking requirement.
2. An application for a major amendment is subject to ~~such~~ the notice and procedural requirements as set forth in ~~Articles 5, 6, and 7~~ Sec. 25.07.03. The application will be processed under the procedures for either a Level 1 or a Level 2 site plan, depending on the initial Approving Authority. The site plan modification will be subject to the notice and review requirements as set forth in Section 25.07.03 and either Section 25.07.04 or 25.07.05.

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Sec. 25.05.08 – Extension of Implementation Period

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- c. Extensions may be granted only upon good cause. In determining whether good cause has been shown, the Approving Authority must consider:
 1. [t] The actions taken by the applicant to diligently pursue implementation of the approval, including but not limited to execution of required documents and pursuing other required approvals, and
 2. [w] Whether the approved development complies with all the[n] current provisions of this chapter and other applicable laws and with the current Plan recommendations, and
 3. [s] Such other factors deemed to be relevant.

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25.06.01 – Zoning Map Amendments

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e. *Public Notification of Pending Application*

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4. *Written Notification to Property Owners* – At least 15 days prior to the hearing on any application for a local or sectional amendment to the Zoning Map, the applicant in the case of a local amendment, and the City Clerk in the case of a sectional amendment, must send written notice of such hearing by first class mail in the following manner:
 - (a) *Local Amendment* – In the case of a local amendment, each owner of property subject to the map amendment application at the mailing address on the current tax assessment list, and also the property location address, if addresses are different on the tax roll, and civic associations and homeowner's associations within 750 feet of the subject property.
 - (b) *Sectional Amendment* – In the case of a sectional amendment, each owner of property subject to the map amendment application at the mailing address on the current tax assessment list, and also the property location address, if addresses are different on the tax roll, and civic associations and homeowner's associations within 750 feet of any property within such area.

* * *

k. *Notification of Decision and Appeal*

1. Notification of decisions must be in accordance with Section 25.05.06.
2. Appeals – Any person aggrieved by any decision of the Mayor and Council made on a map amendment application may appeal the same to the Circuit Court for the County. Such appeal must be taken according to the Maryland Rules as set forth in Title 7, Chapter 200.
3. The time limitation for appeals will run from the date of the ordinance or resolution adopted by the Mayor and Council.

25.06.02 – Text Amendments

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b. *Applications*

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3. Preliminary Referral to Mayor and Council

- (a) Upon acceptance for filing of any such application, the City Clerk must set such application for preliminary review at a regular meeting of the Mayor and Council.
- (b) If, upon preliminary review of an application filed under this Section, the Mayor and Council determines that it should be considered further, a resolution denying the application will be adopted.—

* * *

d. *Referring Application to the Planning Commission*

1. *City Clerk Responsibility* – Within five (5) days after acceptance of any text amendment application, the Clerk must If, upon review of such application the Mayor and Council determine that further consideration of the application is appropriate then it will, by simple motion, transmit a copy of the application to the Planning Commission. The Commission may submit a written recommendation to the Mayor and Council, which will be placed in the application file by the Clerk and become a part of the record on the application.

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Sec. 25.06.05 – Administrative Adjustments in Single Dwelling Unit Residential Zones.

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- c. *Application* – Applications for administrative adjustments must be submitted and processed in accordance with the provisions of [Article 5, including but not limited to amendments, notice of decisions and appeal of decisions] Section 25.05.02. Notice is required only to the adjoining and confronting property owners.

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- e. *Review Criteria and Findings* – An administrative adjustment may not be granted unless the Chief of Planning makes the following findings based upon the evidence of record:

* * *

- f. Appeals to the decision of the Chief of Planning must be made to the Board of Appeals in accordance with the provisions of Section 25.04.06.b, except that any appeal must be filed within 10 days of the date of the decision letter.

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Sec. 25.07.01 – Site Plan, Project Plan, and Special Exception Approval Required

a. Site Plan Approval

- 1. *General Requirement* – A site plan application, where required by this Chapter, must be approved before any building, other structure, or land may be:
 - (a) Used;
 - (b) Constructed;
 - (c) Converted, wholly or in part, to any other use; or
 - (d) Structurally altered so as to increase or decrease the height, floor area or have modifications made to the site.

2.

Sec. 25.07.02 – Application Procedure for Site Plans, Project Plans, and Special Exceptions.

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b. Application Procedure, in General

1. The level of review for each application is based on a point system, provided in the chart below. Each application must be evaluated on the acreage of the site, the number of dwelling units proposed, the square footage of non-residential space, the residential impact area, and the traffic impact of development proposed. Each of these items is allocated a number of points which are added together to determine the complete point valuation for the project.

Points Elements	1¹	2	3	4	Points
Tract size – Acres	1 or fewer	1.1 to 2.5	2.6 to 5	5.1 or greater	—
Dwelling Units	1 to 5 [or fewer]	6 to 50	51 to 150	151 or greater	—
Square Footage of Non-Residential Space	5,000 or fewer square feet	5,001 to 10,000 square feet	10,001 to 50,000 square feet	50,001 or greater square feet	—
Residential Area Impact	No residential development in a single dwelling unit residential zone within ¼ mile of the project	Up to 35% of area within ¼ mile of the project area is comprised of single-unit detached residential units	Up to 65% of area within ¼ mile of the project area is comprised of single-unit detached residential units	Development is within single-unit detached unit area.	—
Traffic Impact – Net new peak hour trips	Fewer than 30 trips	30 – 74 trips	75 – 149 trips	150 or more trips	—
Points Total					The total of the points determine the level of notification.

¹In calculating the level of review, where no dwelling units, no non-residential square footage, or no increase in peak hour trips are proposed, no points are assigned to those categories.

2. In cases where a modification to an existing development is proposed, the point total is calculated only on the net additions to the development.

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Sec. 25.07.04 – Level One (1) Site Plan Review

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5. Sign – A sign must be posted in accordance with Section 25.05.03.d.

Following subsections to be renumbered in sequence.

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Sec. 25.07.05 – Level Two (2) Site Plan Review

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4. *Notice* – The applicant must provide notice of the application filing and the post-application area meeting in accordance with the provisions of Section 25.07.03 [and the post-application area meeting].

5. *Post-Application Area Meeting* – The applicant must hold an area meeting following submittal of an application to outline the scope of the project and receive comments. The applicant must provide notice of the meeting in accordance with the provisions of Section 25.07.03 above.

* * *

7. *Conditions of Approval* – Approvals may be subject to any condition that the Planning Commission finds necessary to protect the public health, safety, [aesthetics,] and welfare of the community and to ensure that the proposed use or development will be consistent with the purpose and intent of this Chapter. The Planning Commission must make the findings in Section 25.07.01.a.3.

* * *

10. *Appeals* – Unless otherwise provided, any person aggrieved by any final decision of the Commission may appeal the same to the Circuit Court for the County. Such appeal must be taken according to the Maryland Rules as set forth in Title 7, Chapter 200.

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Sec. 25.07.06 – Level Three (3) Site Plan Review

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2. *Pre-Application Area Meeting* – The applicant must hold an area meeting in accordance with the provisions of Section 25.07.[02] 03 prior to submitting an application to outline the scope of the project and receive comments.

* * *

5. *Post-Application Area Meeting* – The applicant must hold an area meeting following submittal of an application to outline the scope of the project and receive comments. The applicant must provide notice of the meeting in accordance with the provisions of Section 25.07.03 above.

* * *

13. *Appeals* – [Unless otherwise provided, a]Any person aggrieved by any final decision of the Commission may appeal the same to the Circuit Court for the

County. Such appeal must be taken according to the Maryland Rules as set forth in Title 7, Chapter 200.

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Sec. 25.07.08 – Project Plan Review

* * *

5. Post-Application Area Meeting – The applicant must hold an area meeting following submittal of an application to outline the scope of the project and receive comments. The applicant must provide notice of the meeting in accordance with the provisions of Section 25.07.03 above.

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16. Decision; Project Plan Implementation Period – Upon the close of the public hearing record, the Mayor and Council will render a final decision [by resolution] on the proposed Project Plan by resolution. If the application is approved, the Mayor and Council will establish a time period in which construction on all phases of the approved Project Plan must commence.

* * *

22. Appeals – Any person aggrieved by any decision of the Mayor and Council made on a ~~map amendment application~~ or a Project Plan application may appeal the same to the Circuit Court for the County. Such appeal must be taken according to the Maryland Rules as set forth in Title 7, Chapter 200.

Sec. 25.07.09 – Special Exceptions

* * *

- c. Pre-Application Area Meeting – The applicant must hold an area meeting prior to submitting an application to outline the scope of the project and receive comments. The applicant must provide notice of [any] the meeting in accordance with the provisions of [Section] subsection 25.07.09.b above.

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- f. Post-Application Area Meeting – The applicant must hold an area meeting following submittal of an application to outline the scope of the project and receive comments. The applicant must provide notice of the meeting in accordance with the provisions of Section 25.07.03 above.

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~~n. m.~~ *Implementation Period* – [The approval of a special exception is subject to the provisions of Section 25.07.07] A special exception approval expires under the following circumstances:

1. *Site Plan Approval Required* - If site plan approval is required to exercise the rights granted by the Board's decision, application for such approval must be filed within six (6) months of the date of the Board's decision, or the ~~variance~~ approval shall expire. The filing of an application for site plan approval shall extend the rights granted by the Board's decision to a date one (1) year from the date of the Board's decision. The approval of a site plan shall extend the rights granted by the Board's decision for the same period of time that the rights granted by the site plan approval exist, including any extensions thereof;
2. *Building Permit Required* - If a building permit is required to exercise the rights granted by the Board's decision, such building permit must be issued and construction started within 12 months of the date of the Board's decision, or within the time limit as extended by the approval of a site plan, or the ~~variance~~ approval shall expire; and
3. *No Building Permit Required* - If a building permit is not required to exercise the rights granted by the Board's decision, such rights must be established within 12 months of the Board's decision, or the approval shall expire.
4. *Extension* - The Board may, for good cause shown, grant no more than two (2) extensions of the implementation period of not more than six (6) months each, subject to the provisions of Section 25.05.08.

* * *

~~q. p.~~ *Subsequent Site Plan Review* – If site development or redevelopment is required, [A] all development approved under a special exception is subject to subsequent site plan approval in accordance with the level two (2) site plan review procedures under Section 25.07.0 [4] 5.

* * *

Sec. 25.07.12 – Occupancy Permit

a. *Requirement* – An occupancy permit is required prior to:

1. Occupancy and use of a building hereafter erected or structurally altered;
and
2. Occupancy or change in use of unimproved land;~~;~~ ~~or~~
3. ~~Any change in tenancy of a mixed-use, commercial or industrial use.~~

* * *

Sec. 25.07.14 – Certificate of Approval in Historic Districts

- a. Requirement – A Certificate of Approval issued by the Historic District Commission is required prior to any ~~of the following~~ actions affecting a site or the exterior of a building or structure in an Historic District Zone consistent with the provisions of Article 66B of the Maryland Code for Historic Area Zoning.

* * *

- c. Procedure for considering and approving Certificate of Approval
 1. Administrative Approval – The Chief of Planning is authorized to issue a Certificate of Approval for fences, signs, and ~~mature tree removal applications~~ removal of diseased and/or hazardous trees. The Chief of Planning is also authorized to issue a Certificate of Approval for accessory structures, consistent with the adopted Technical Guidelines for Exterior Alterations. Such activities must conform to the adopted design guidelines outlined in this section.

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- f. *Building Permit* – No building permit may be issued for any exterior change to any property in the Historic District until [a] an approved Certificate of Approval has been filed with the Chief of Planning.

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Sec. 25.08.02 – Transitional Provisions

- b. *Previously Approved Developments* -

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4. *Variances* – Variances approved but not fully implemented prior to March 16, 2009 [of this Chapter may continue in full force and effect, provided that the variance is] must be implemented in accordance with Section 25.06.03.h or the variance will expire.

- c. *Expiration of Development Approval* – The requirements of this Chapter apply to:
 1. Any [development] development approval that has expired prior to March 16, 2009; and

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Sec. 25.08.05 – Nonconforming Uses

b. *Limitations on Expansion, Alteration, or Enlargement of Nonconforming Uses -*

* * *

3. *Nonconforming Alteration Approvals* – Any proposed alteration, expansion, or enlargement to a nonconforming use under this Section 25.08.05[.a] must comply with the nonconforming alteration approval requirements set forth in Section 25.08.08.

[b] c. *Termination*

1. The right to continue a nonconforming use terminates if:

- (a) Damage or destruction of the building or structure encompassing the nonconforming use exceeds 50 [%] percent of the building or structure; or

* * *

25.08.06 – Development Standards Nonconformities

- a. Except as otherwise provided in Section 25.08.07 or Article 14 of this Chapter, [T]his section applies to a building, structure, or site that was lawful when established but no longer conforms to the development standards of the zone in which it is located[, except as otherwise provided in this section, Section 25.08.07, and Article 14 of this Chapter].

b. *Expansion, Structural Alteration, or Enlargement of Development Standards*

1. [If a building, structure or site contains a development standards nonconformity, then a] Alterations, expansions, and enlargements [may be] made to [the] a building, structure, or site that contains a development standards nonconformity [only if they do not] must not expand or extend the development standards nonconformity, except as provided in subsection b.3 below [set forth in Section 25.08.08].
2. Expansions, structural alterations, and enlargements to the conforming portions of a building, structure or site are subject to the amendment procedures set forth in Section 25.05.07.

[2]3. *Exceptions.*

- (a[.]) Alterations, expansions, and enlargements to the portion of the building, structure or site that contains a development standards nonconformity may be made only for the following reasons:

- i. To maintain the building, structure or site in safe repair;
 - ii. To improve the façade of the building or structure so as to enhance its appearance; or
 - iii. To comply with the requirements of the Americans with Disabilities Act or other safety code requirements.
- (b) Such alteration or expansion must not exceed that amount reasonably necessary to accomplish the purpose of the alteration or expansion.
 - (c) Conversion of a carport to a garage does not constitute the expansion of a development nonconformity.
 - (d) Any proposed expansion, structural alteration, or enlargement to a development standards nonconformity under this Section 25.08.06.b.3 must comply with the nonconforming alteration approval requirements set forth in Section 25.08.08.

[3. *Termination of Development Standards Nonconformity* – The right to continue a development standards nonconformity terminates:

- (a) Except for detached and semi-detached single unit dwellings, a development standards nonconformity terminates when more than 50% of the gross floor area of a building or structure, or more than 50% of the net lot area of a site, that includes a development standards nonconformity:
 - i. is altered or reconstructed or
 - ii. suffers damage or deterioration by fire, flood, explosion, or any other cause or casualty, whether voluntary or involuntary.
- (b) *Provisions for Single Unit Detached and Semi-detached Dwellings* –
 - i. In the event an existing single unit detached or semi-detached detached dwelling is damaged or destroyed by fire, flood, explosion or other cause or casualty outside the control of the property owner, the dwelling may be reconstructed to the configuration which existed immediately prior to the damage or destruction.
 - ii. If there is a voluntary destruction of 50 percent or more of the exterior wall surfaces from the grade up, or an expansion of more than 100 percent of the existing floor area in a detached or semidetached single unit dwelling, the development standards nonconformity terminates and the dwelling must be brought into compliance with the

provisions of Article 10 and any other applicable provisions of this Chapter.]

* * *

[e. *Nonconforming Alteration Approvals* – Any proposed alteration, expansion, or enlargement to a development standards nonconformity under this Section 25.08.06 must comply with the nonconforming alteration approval requirements set forth in Section 25.08.08.]

[f.] e. *Sidewalk Modifications* - Sidewalks on private property that do not meet the standards set forth in Section 25.17.05 are not nonconforming and may be repaired or replaced in kind. If the property is subject to development or redevelopment, then all sidewalks are subject to the guidelines set forth in Section 25.17.05.

f. *Termination of Development Standards Nonconformity* – The right to continue a development standards nonconformity terminates:

1. Except for detached and semi-detached single unit dwellings, a development standards nonconformity terminates when more than 50% of the gross floor area of a building or structure, or more than 50% of the net lot area of a site, that includes a development standards nonconformity:

(a) is altered or reconstructed or

(b) suffers damage or deterioration by fire, flood, explosion, or any other cause or casualty, whether voluntary or involuntary.

2. *Provisions for Single Unit Detached and Semi-detached Dwellings* –

(a) In the event an existing single unit detached or semi-detached dwelling is damaged or destroyed by fire, flood, explosion or other cause or casualty outside the control of the property owner, the dwelling may be reconstructed to the configuration which existed immediately prior to the damage or destruction.

(b). If there is a voluntary destruction of 50 percent or more of the exterior wall surfaces from the grade up, or an expansion of more than 100 percent of the existing floor area in a detached or semi-detached single unit dwelling, the development standards nonconformity terminates and the dwelling must be brought into compliance with the provisions of Article 10 and any other applicable provisions of this Chapter.

25.08.07 – Certain Existing Structures or Development.

- a. Any building, structure, or site existing [or approved but not built] as of March 16, 2009 that conforms to the development standards and requirements in effect immediately prior to March 16, 2009 but no longer conforms to the development standards of the zone in which it is located is deemed to be conforming, subject to the following:
 1. In the event the building, structure, or site is damaged or destroyed by fire, flood, explosion, or other cause or casualty outside the control of the property owner, the building, structure or site may be reconstructed to the density and configuration which existed immediately prior to the damage or destruction.
 2. If a building or structure is demolished, or a redevelopment of a site occurs, due to causes within the control of the property owner, all reconstruction and redevelopment must comply with the current development standards and requirements of the zone in which the property is located.
- b. Any building, structure, or site approved but not built as of March 16, 2009 that conforms to the development standards and requirements in effect immediately prior to March 16, 2009, but no longer conforms to the development standards of the zone in which it is located, may be built or developed in accordance with the approval and is thereafter is deemed to be conforming, subject to the provisions of subsection a above.
- [b] c. Any expansion, structural alteration or enlargement to the portion of the building, structure or site that no longer conforms to the development standards of the zone in which it is located is subject to the provisions of Section 25.08.06 [.] and Section 25.08.08.
- [c] d. If extensions or additions to any portion of such an existing building, structure or site (whether conforming or nonconforming) cumulatively exceed 50 percent of the existing gross floor area or 50 percent of the net lot area, then the entire building, structure, or site must [comply] be brought into compliance with all of the current development standards contained in this Chapter.
- e. Exception. [This section 25.08.07 does not apply to d] Detached or semi-detached single unit dwellings are subject to the provisions of Section 25.08.06.f.2.

25.08.08 – Nonconforming Alteration Approval

- a. *Requirement.* Nonconforming alteration approvals are required for structural alterations, expansions, or enlargements to a building, structure, or site containing a nonconforming use or development standards nonconformity, as follows:
 1. *Chief of Planning Review* – Nonconforming alteration approvals by the Chief of Planning are required [in order to maintain nonconforming zoning entitlements] for the following:

- (a) Expansion of a nonconforming use to those parts of a building that were specifically designed or arranged for such use prior to the date when such use of a building became nonconforming; or
- (b) The modification of any nonconformity on a lot improved with a detached or semi-detached single unit dwelling.

2. *Planning Commission Review* – Nonconforming alteration approvals by the Planning Commission are required [to maintain nonconforming zoning entitlements] for the following:

- (a) Expansion, modification, or structural alteration of a structure or premises occupied by a nonconforming use other than a detached or semi-detached single unit dwelling, and/or
- (b) Any change to a nonconforming building or structure in compliance with the requirements of [this Article] Sections 25.08.06 or 25.08.07 that involves a physical change to the exterior part of the building or structure that is nonconforming.

* * *

[c. *Public Notification of Pending Application* – The Chief of Planning must send written notification of the application filing in accordance with the provisions of Section 25.05.03.c.]

[d] c. Procedure

1. *Chief of Planning Review*. Nonconforming alterations requiring Chief of Planning review must be submitted and processed as a Level 1[.] Site Plan Review pursuant to Article 7 of this Chapter.

(a) *Public Notification of Pending Application* –

- i. Sign. The applicant must post a [A] sign [must be posted] on the property that is the subject of the application [and written notice provided by the applicant] in accordance with the requirements in Sections 25.05.03.[c. and] d.
- ii. Written notification. The Chief of Planning must provide written notification of applications filed requiring Chief of Planning Review in accordance with the provisions of Section 25.05.03.c.

(b) *Action on Application*

* * *

ii. The Chief of Planning may issue a [nonconformity] nonconforming alteration approval only if the findings set forth in Section 25.08.08.d.2.(b)(i) - (vi)[,] below[,], are made.

iii. The Chief of Planning's decision must be based on written findings of fact.

* * *

(b) *Decision* – The Planning Commission may issue a nonconforming alteration approval only if all of the following findings are made:

i. There exists documentation of the existence and extent of the nonconforming zoning [entitlement being requested] status of the use or development standard.

ii. The proposed nonconformity alteration does not exceed that amount reasonably necessary to accomplish the purpose of the structural alteration [or] expansion, or enlargement as permitted by Section 25.08.06b.2.(b).

iii. The proposed nonconforming alteration is compatible with the general character of the surrounding neighborhood or zone.

iv. The proposed nonconforming alteration will not have negative impacts on the public health, safety, aesthetics, and welfare of the nearby properties.

v. The proposed nonconforming alteration will be consistent with the purpose and intent of the zone in which the property is located and of the Plan.

vi. For nonconforming alteration approvals that trigger conformance with current parking requirements pursuant to Article 16, the Planning Commission may waive the current parking requirement and allow the maintenance of the existing nonconforming parking [entitlements] status through the grant of the nonconformity alteration approval, if the Commission finds that:

A. It is not practicable to provide the required parking onsite in a manner that preserves neighborhood character;

B. Preserving the nonconforming parking [entitlements] status is the best solution to provide consistency with the goals, policies, and intent of the Plan.

* * *

Sec. 25.09.03 – Accessory Buildings and Structures

a. Residential Accessory Buildings and Structures

1. Residential accessory buildings and structures are subject to the following development standards:

Development Standards for Residential Accessory Buildings and Structures						
Zone	Minimum Setback Requirements				Maximum Rear Yard <u>Building</u> Coverage	Maximum Height at <u>Minimum Setback</u> Not to Exceed ¹
	Front	Side		Rear		
		Side - Street Abutting	Land Abutting			
R-400	All accessory buildings must be located in the rear yard except as provided in Sec. 25.09.0[5]3.a.2(g)	30'	3'	3'	15%	12'
R-200		25'	3'	3'	25%	12'
R-150		30'	3'	3'	15%	12'
R-90		20'	3'	3'	25%	12'
R-75		20'	3'	3'	25%	12'
R-60		20'	3'	3'	25%	12'
R-60 (Qualifying Undersized Lot)		20'	3'	3'	25%	12'
R-40		20'	3'	3'	25%	12'

¹The height of an accessory building or structure is measured from the finished grade at the front of the building to the highest point of the roof. Additional height may be allowed in conformance with Section 25.09.03.a.2(a), below.

2. 4. Residential accessory buildings are subject to the following additional provisions:

- (a) *Accessory Buildings and Structures Greater than 12' High* - Accessory buildings and structures that exceed 12 feet in height must be set back from all lot lines an additional three (3) feet for each additional foot (or any portion thereof) of building height up to the maximum allowable height of 15 feet.
- (b) *Gross Floor Area* – The gross floor area of any detached accessory buildings must not exceed ten percent of the minimum lot area in the R-40 and R-60 Zones, nine percent of the minimum lot area in the R-75 Zone, and eight percent of the minimum lot area in the R-90 Zone. No single accessory building can have a gross floor area greater than 500 square feet.

* * *

Sec. 25.09.07 – Home-Based Business Enterprise

- a. *General Provisions* – The following requirements apply to all types of home-based business enterprises:

* * *

10. Other Licensing – a home-based business enterprise must meet all other applicable licensing requirements [that may apply].

* * *

Sec. 25.09.08 – Wireless Communication Facility

* * *

- b. *Wireless Communication Facilities Attached to Existing Structures* – Wireless communication facilities attached to the roof or side of a building, or attached to an existing structure must comply with the following:

* * *

5. An equipment building or cabinet may be located on the roof of a building provided it and all other roof structures do not occupy, in the aggregate, more than 25 [%] percent of the roof area.

* * *

- e. *Waivers Permitted*

1. *Regulated Satellite Earth Station Antennas*

- (a) Any person or entity seeking to install or erect a satellite earth station antenna subject to this Section, other than an antenna specified in subsection [ection] 25.09.08.e.1.(a)(ii) below, may apply for a waiver from one (1) or more of the provisions of this Section 25.09.08., and the Board of Appeals may grant such a waiver pursuant to applicable procedures and standards if it is shown that:

* * *

Sec. 25.10.03 – Land Use Tables

* * *

	Uses	Zones							Conditional requirements or related regulations
		Residential Estate Zone (R-400)	Suburban Residential Zone (R-200)	Low Density Residential Zone (R-150)	Single Unit Detached Dwelling, Restricted Residential Zone (R-90)	Single Unit Detached Dwelling, Residential Zone (R-75)	Single Unit Detached Dwelling, Residential Zone (R-60)	Single Unit Semi-detached Dwelling, Residential Zone (R-40)	
a. Residential uses	Dwelling, [two unit] semi-detached (duplex)	N	N	N	N	N	N	P	
* * *									
e. Institutional uses	Publicly-owned or publicly-operated building and use, excluding sanitary landfill	C	C	C	C	C	C	C	Conditional use subject to a Level [3] 2 Site Plan Review (Sec. 25.07.05)
* * *									
[f] g. Temporary uses	Temporary building or yard for construction materials or equipment	C	C	C	C	C	C	C	Conditional use subject to the requirements of Sec. 25.09.04
	Temporary office or model home	C	C	C	C	C	C	C	
	Portable Storage Units	C	C	C	C	C	C	C	Conditional use subject to the requirements of Sec. 25.09.04
	Christmas tree sale	C	C	C	C	C	C	C	
	Garden produce	C	C	C	C	C	C	C	
	Temporary carnival	C	C	C	C	C	C	C	
[g] h. Accessory Uses		P	P	P	P	P	P	P	See Secs. 25.09.01,&02.

* * *

Sec. 25.10.05 – Development Standards

Amend footnote 1 as follows:

¹Impervious surfaces include driveways, parking areas and sidewalks. In cases where the Department of Public Works approves a pervious paving material, the area of the front yard devoted to vehicle movement and parking is still limited to the percentage shown in the table above.

Sec. 25.11.06 – Special Provisions for Townhouse Development in the RMD Zones

The following applies to residential townhouse developments:

* * *

6. At least 50 [%] percent of the development must be open area.

* * *

Sec. 25.12.03 – Land Use Tables

* * *

	Uses	Zones		Conditional requirements or related regulations
		Light Industrial I-L	Heavy Industrial I-H	
a. Residential uses				
	Live/work unit	P	N	Includes dwelling unit for caretaker in connection with a self-storage warehouse.
	Personal living quarters	S	N	See Sec. 25.15.02.l
b. Institutional uses	Adult day care	P	N	
	Charitable or philanthropic institution	P	N	
	Child care center	P	N	
	Educational institution, private	P	N	
	Places of worship	P	N	
c. Medical services	Ambulance service	C	N	Conditional use must not adjoin residential uses
	Hospital	S	N	Sec 25.15.02.i
	Veterinary office and animal hospital	P	N	
[e] d. Temporary uses	Christmas tree sales	C	C	Conditional use subject to the requirements of Sec. 25.09.04
	Garden produce	C	N	
	Temporary building or yard for construction materials or equipment	C	C	Conditional use subject to the requirements of Sec. 25.09.04
	Temporary carnival, flea market, or festival	C	C	
	Temporary office or model home	C	C	
	Mobile uses	C	N	
	Portable Storage Units	C	C	
[f] e. Commercial, office, and industrial uses	Alcoholic beverages for consumption on the premises of any restaurant	P	N	
	Auctioneer and commercial gallery	P	N	
	Boats and marine supplies	P	N	
	Garden supplies	P	N	
	Home improvement service	P	P	
	Home maintenance services	P	P	
	[Business equipment sales and service]	[N	N]	
	Pawnbroker	S	N	See Section 25.15.02.m
	Public transportation station	C	C	Conditional use must comply with any Plan recommendation
	Repair of household appliances, inc'l home electronic equipment	P	N	
	Taxicab service	P	N	
	Wearing apparel and related accessories	P	N	
	Wearing apparel services	P	N	

	Uses	Zones		Conditional requirements or related regulations
		Light Industrial I-L	Heavy Industrial I-H	
Commercial, office, and industrial uses (con't)	Caterer, no seating	P	N	
	Carry-out	P	N	
	Restaurant	S	N	See Sec. 25.15.02.o
	Duplicating service	P	N	
	Office	C	N	Conditional use limited to 25% of the gross floor area of a building
	Medical or dental laboratory	P	N	
	Automobile filling station (Class I and II)	S	S	See Sec. 25.15.02.c
	Automobile fluid maintenance station	P	N	
	Automotive repair garage	P	N	
	Mechanical car wash	P	N	
	Motor vehicle and trailer sales, including new and reconditioned parts and accessories and service incidental thereto	P	N	
	Motor vehicle towing service, without storage on the premises	P	N	
	Tires, batteries, and accessory sales, including service incidental thereto	P	N	
<u>f. Assembly and entertainment</u>	Adult oriented establishment	S	N	See Sec. 25.15.02.b
	Health and fitness establishment	P	N	
	Kennel	P	P	
	Outdoor recreational establishment, commercial, except shooting gallery [or range]	S	N	
	Private club	P	N	
	Public utility building and structure	P	P	
	Publicly-owned or publicly-operated building and use, excluding sanitary landfill	P	P	
	Recreational establishment, indoor, commercial, except shooting gallery [or range]	C	N	Conditional use cannot occupy more than 50% of any building.
	Shooting gallery [or range]	S	S	
	Sport facility, multi-purpose, indoor, commercial	P	N	

	Uses	Zones		Conditional requirements or related regulations
		Light Industrial I-L	Heavy Industrial I-H	
<u>Assembly and entertainment (con't)</u>	Wireless communication facility entirely within an existing building or on the roof or side of a building, or attached to an existing structure	C	C	Conditional use subject to the requirements of Sec. 25.09.08
	Wireless communication freestanding ground mounted antenna support structure	S	S	Subject to the requirements of Sec. 25.09.08 and 25.15.02.s
	Renewable energy equipment, free standing	C	C	Special exception required for height in excess of 50 ft.
[h] g. Industrial and service uses	Heavy industrial use	N	P	
	Light industrial use	P	P	
	Lumberyard	C	P	Conditional Use shall not adjoin a Single Unit Development Residential Zone
	Service industrial use	P	P	

* * *

Sec. 25.13.03 – Land Use Tables

The uses permitted in the Mixed-Use Zones area as shown in the table below. Uses are subject to applicable conditions of site plan approval. All special exceptions are subject to the requirements of Article 15.

* * *

	Uses	Zones							Conditional requirements or related regulations
		Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC ₂)	Mixed-Use Transition (MXT)	
* * *									
a. Residential uses	Dwelling, [one unit] semi-detached (duplex)	N	N	C	P	C	N	P	Conditional use subject to the requirements of Sec. 25.13.04.a
	* * *								
	Dwelling, Multiple-Unit	P	P	P	P	P	C	C	Conditional use subject to the requirements of Sec. 25.13.04.[b] a

	Uses	Zones							Conditional requirements or related regulations
		Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC ₁)	Mixed-Use Transition (MXT)	
* * *									
f. Miscellaneous Uses	Publicly-owned or publicly-operated building and use, excluding sanitary landfill	P	P	P	P	[S] <u>P</u>	P	[S] <u>P</u>	
* * *									
h. Commercial, office and industrial uses	Retail sales and services:								
	* * *								
	Consumable goods to be used in the home	P	P	P	P	[C] <u>P</u>	P	C	Conditional uses limited to 2,500 sq. ft. of gross floor area for each tenant, other than a grocery store or drug store
	Drug store with drive-through	C	C	C	C	C	C	C	See Sec. 25.13.04.c
	Durable goods to be used in the home	P	P	P	P	[C] <u>P</u>	C	N	For conditional use, tenant area is limited to 2,500 sq. ft. of gross floor area
	Flowers, except from outdoor garden or greenhouse	P	P	P	P	[C] <u>P</u>	C	C	For conditional use, tenant area is limited to 2,500 sq. ft. of gross floor area
	* * *								
	Wearing apparel and related accessories	P	P	P	P	[C] <u>P</u>	C	C	Conditional uses limited to 2,500 sq. ft. of gross floor area for each tenant
	* * *								
	Food Services:								

	Uses	Zones						Conditional requirements or related regulations	
		Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC ₁)		Mixed-Use Transition (MXT)
i.	<u>Ancillary Restaurant</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Use cannot exceed 5% of the total gross floor area of the building. No drive-through or walk-up service is permitted. The bar patron area cannot exceed 10% of the total patron use area.</u>
	* * *								
	Office Uses:								
	Archival Record Storage	N	N	P	P	[N] <u>C</u>	N	N	<u>Conditional use allowed if located in a basement or cellar</u>
	* * *								
	Duplicating service	P	P	P	P	[C] <u>P</u>	C	C	Conditional uses limited to 2,500 sq. ft. of gross floor area
	* * *								
	Medical or dental laboratory	P	P	P	P	[N] <u>C</u>	N	N	<u>Conditional use allowed if located in a basement or cellar</u>
	Motor vehicle services:								
	Automobile parts sales; no installation or service	N	P	P	P	[N] <u>P</u>	N	N	
	* * *								
	Parking facilities:								
Commercial parking facility	C	C	C	C	N	N	N	Conditional use subject to the requirements of Sec. 25.13.04.[e] <u>d</u>	
* * *									

Assembly and entertainment	Uses	Zones							Conditional requirements or related regulations
		Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	
	Health and fitness establishment	P	P	P	P	C	C	C	Conditional use limited to 4,000 gross square feet of floor area. <u>No floor area limit if located in a basement or cellar</u>
	Hotel	P	P	P	P	S	N	N	
	Indoor entertainment establishment, commercial except shooting gallery [or range]	P	P	P	P	C	N	N	Conditional use subject to a Level 2 Site Plan Review
	Outdoor recreational establishment, commercial except shooting gallery [or range]	S	S	S	N	S	N	N	
	Sports facility, multi-purpose, indoor commercial	P	P	P	P	[S] C	N	N	<u>Conditional use allowed if located in a basement or cellar</u>
	Recreational establishment, indoor, commercial, except shooting gallery [or range]	N	P	P	P	[S] C	N	N	<u>Conditional use allowed if located in a basement or cellar</u>
	Rental hall for meetings and social occasions	P	P	P	P	C	N	N	Conditional uses limited to a maximum of 4,000 square feet of gross floor area. <u>No floor area limit if located in a basement or cellar</u>
	Shooting gallery [or range]	N	N	S	N	N	N	N	

	Uses	Zones							Conditional requirements or related regulations
		Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	
	Theater, including dinner theater	P	P	P	P	[N] <u>P</u>	N	N	

* * *

Sec. 25.13.04 – Special Regulations for Conditional Uses

[(a)] a. Residential – Where residential uses are permitted as conditional uses in a Mixed- Use Zone, other than the MXC Zone, they are only allowed in those areas of the zone recommended for such use in the Plan. The Planning Commission in approving such conditional uses shall establish such development standards as deemed necessary to render such uses suitable and compatible with the surrounding uses and in accordance with the intent of the Plan. In the Mixed-Use Commercial (MXC) Zone, multiple-unit dwellings are not permitted at the ground floor level.

[(b)] b. Drug Store with Drive-Through Service Window – In the MXTD Zone, the drive-through must be incorporated and enclosed within a building or structure. In the other zones where allowed, the drive-through must be arranged so as to not obstruct traffic circulation within the site. Sufficient reservoir spaces must be provided and must be located so as not to obstruct vehicle or pedestrian circulation or parking within the site or accessing the site.

[(c)] c. Banks and Financial Institutions with Drive-Through – In the MXTD Zone, the drive-through must be incorporated and enclosed within a building or structure. In the other zones where allowed, the drive-through must be arranged so as to not obstruct traffic circulation within the site. Sufficient reservoir spaces must be provided and must be located so as not to obstruct vehicle or pedestrian circulation or parking within the site or accessing the site.

[(d)] d. Commercial Parking Facility – A commercial Parking Facility is only permitted in the form of a parking structure. At least 75 [%] percent of the ground level floor street frontage must be devoted to commercial uses.

Sec. 25.13.05 – Development Standards

a. Build-To Lines – Where a build-to line established in the Plan is required, at least 70 [%] percent of the length of the building wall facing that line must be set at the build-to line. Development must also comply with the building restriction line provisions set forth in Sec. 25.17.08.

b. *Development Standards*

1. The following table sets forth the development standards for each of the Mixed-Use Zones:

Zone	Maximum Height (in feet) ²	Public Use Space (min. %)	Setbacks					Special Regulations
			Public Right-of-way Abutting	Side		Rear		
				Residential Land Abutting	Non-residential Land Abutting ¹	Residential Land Abutting	Non-residential Land Abutting	
MXTD	120	20	None	25' or height of building, whichever is greater	None. 10' min. if provided	25' or height of building, whichever is greater	None. 10' min. if provided	See Secs. 25.13.05.b.2(a) and 25.13.05.b.2(d)
MXCD	75	20	None	25' or height of building, whichever is greater	None required. 10' min. if provided	25' or height of building, whichever is greater	None required. 10' min. if provided	See Secs. 25.13.05.b.2(b) and 25.13.05.b.2(d)
MXE	120	20	None required. 10' min. if provided	25' or ½ height of building, whichever is greater	None required. 10' min. if provided	25' or ½ height of building, whichever is greater	None required. 10' min. if provided	See Sec. 25.13.05.b.2(d)
MXB	55	20	None required. 10' min. if provided	25' or height of building, whichever is greater	None required. 10' min. if provided	25' or ½ height of building, whichever is greater	None required. 10' min. if provided	
MXNC	45	20	None required. 10' min. if provided	25' or height of building, whichever is greater	None required. 10' min. if provided	25' or height of building, whichever is greater	None required. 10' min. if provided	See Sec. 25.13.05.b.2(d)
MXC	30	20	10'	15'	None required. 10' min. if provided	25' or height of building, whichever is greater	None required. 10' min. if provided	
MXT	35	20	10'	10'	None	20'	None required. 10' min. if provided	

* * *

c. Other Standards and Requirements for New Development or Redevelopment

* * *

6. Floor Area Limitation – Retail commercial uses by a single tenant cannot occupy more than 65,000 square feet of floor area at the ground level. This limit only applies to the ground area footprint, and does not limit additional floors devoted to the single tenant so long as each of the additional floors does not exceed 65,000 square feet.

Sec. 25.13.06 – Additional Design Guidelines

* * *

b. *Aesthetic and Visual Characteristics for All Zones*

1. *Facades and Exterior Walls Including Sides and Backs -*

* * *

- (a) Along any public street frontage building, design should include windows, arcades, awnings or other acceptable features along at least 60 [%] percent of the building length. Arcades and other weather protection features must be of sufficient depth and height to provide a light-filled and open space along the building frontage. Architectural treatment, similar to that provided to the front facade must be provided to the sides and rear of the building to mitigate any negative view from any location off-site and any public area (e.g. parking lots, walkways, etc.) on site.

* * *

Sec. 25.13.07 – Special Design Regulations for Individual Mixed-Use Zones

a. *Mixed-Use Transit District Zone (MXTD)*

* * *

- 3. *Facade* – The façade design must be consistent with the [guidelines] standards set forth in Section 25.13.05.b.2(a). Where the façade height exceeds 35 feet, the façade should include an expression line above the first floor level and a defined cornice line at the top of the façade wall.

* * *

b. *Mixed-Use Corridor District Zone (MXCD)*

* * *

- 3. *Facades* – The façade design must be consistent with the [guidelines] standards set forth in Section 25.13.05.b.2(b). Where the façade height exceeds 35 feet, the façade should include an expression line above the first floor level and a defined cornice line at the top of the façade wall.

* * *

c. *Mixed-Use Employment Zone (MXE)*

* * *

6. *Special Regulations for Residential Development in the MXE Zone*

* * *

- (b) Residential uses are permitted in buildings containing principally office uses, but are limited to no more than 20 [%] percent of the gross floor area.

* * *

Sec. 25.14.01 – Historic District Zones

* * *

d. *Designation of Properties*

1. *Initiation of Process*

* * *

- (d) The filing of a Natural Resources Inventory identifying a potentially significant historic resource on the property.

* * *

6. *Restrictions on Property During Interim Historic Review Period* – No exterior change may be made to any property identified in the Historic Building Catalog, as revised, that is the subject of an application for nomination, historic evaluation, or a demolition permit under this Section 25.14.01 until the designation process is complete, unless the property owner first obtains a Certificate of Approval from the Historic District Commission in accordance with the provision of Section 25.07.1[3]4. The restriction of this subsection will not apply for more than 210 days from the date of the filing of the application that initiated the historic designation review period.

* * *

Sec. 25.14.07 – Planned Development Zones

* * *

b. *Uses*

* * *

3. An ancillary restaurant is permitted and need not be separately listed as a use for a particular parcel in the approved Planned Development Governing Documents, so long as the principal office use is listed for that parcel. Signs will be governed by the Governing Documents, including any comprehensive signage plan. This use cannot exceed 5 percent of the total gross floor area of the building. No drive-through or walk-up service is permitted. The bar patron area cannot exceed 10 percent of the total patron use area.

* * *

d. *Development Standards*

* * *

3. *Equivalent Zone Development Standards*

- (a) Except as provided in Section 25.14.07.d.4, the development standards of the equivalent zone designation for a Planned Development Zone apply:

* * *

4. *Waiver of Equivalent Zone Standards*

* * *

- (a) Whether the development standard of the equivalent zone is compatible with the completed portions of the [project] Planned Development;

* * *

e. *Amendment of a Planned Development*

1. *Required, General*

* * *

- (c) Addition of new [types of] uses not approved in the Planned Development Governing Documents;

* * *

Sec. 25.15.02 – Additional Requirements for Certain Special Exceptions

* * *

h. *Home-Based Business Enterprise (Major)*

* * *

2. *Major Home-Based Business Enterprises* – Except as provided in subsection 25.09.07.c.2, [M] major home-based business enterprises are subject to the following provisions:

* * *

- (a) *Application Procedures* – As part of the special exception application, the applicant must provide ~~of~~ the following information plus such additional information required for special exceptions:

* * *

3. *Additional Restriction*

* * *

- (a) The owner / applicant [sells] vacates the property; or

* * *

j. *Housing for Senior Adults and Persons with Disabilities*

* * *

3. *Special Development and Use Requirements*

* * *

- (d) *Maximum Lot Coverage* - Notwithstanding the provisions of Sections 25.10.05.a and 25.10.05.b, in the R-400 and R-200 Zones, the maximum lot coverage is limited to 30 [%] percent; provided that the development of the facility does not exceed one (1) story and also does not exceed 20 feet in height, except as provided in subsection (e) below.

* * *

k. *Life Care Facility*

* * *

3. *Special Development and Use Requirements*

* * *

- (d) *Lot Coverage in R-400 and R-200 Zones* - Notwithstanding the provisions of Sections 25.10.05.a and 25.10.05.b, in the R-400 and R-200 Zones, the maximum lot coverage is limited to 30 [%] percent.

* * *

o. *Restaurants in the I-L Zone*

The establishment of a restaurant in the I-L Zone:

1. Must be accessory to the main use of any lot;
2. Must be located within the main building; and
3. Must not occupy more than 25 [%] percent of the gross floor area of the building.

* * *

Section 25.16.02 – General Requirements

a. *General Provisions*

1. No land can be used or occupied, no structure can be designed, erected, attached, used, or occupied, and no use can be operated unless the required parking and loading facilities are provided:
 - (a) In the minimum or maximum amounts set forth in this Article;
 - (b) In accordance with the design standards set forth in this Article; and
 - (c) In accordance with this Article and may not be rearranged or altered without approval [of the Approving Authority] in accordance with the provisions of Section 25.05.07.b.

* * *

Section 25.16.03 – Number of Spaces Required

- d. *Table of Space Requirements* - The number of parking spaces for both vehicles and bicycles required for each class of land use are as shown in the following table:

* * *

Use Category	Use	Auto Parking Spaces		Bicycle Parking Spaces			Additional Requirements
		Unit Measure	Base Number Required	Unit Measure	Short Term Space	Long Term Space	
Institutional	* * *						
	Hospital or nursing home	Per each 1,000 SF of gross floor area	1 and	Square feet of gross floor area	2 per 40,000 SF	1 per 70,000 SF	Planning Commission may require additional bicycle parking
		Per each participating doctor	1 and				
		Per every 2 employees	1				

Use Category	Use	Auto Parking Spaces		Bicycle Parking Spaces			Additional Requirements
		Unit Measure	Base Number Required	Unit Measure	Short Term Space	Long Term Space	
	Housing for senior adults and persons with disabilities	Per every 3 dwelling units – all spaces to be located within 150 feet of the building served	1	Dwelling unit	1 per 100 dwelling units	1 per 50 dwelling units	Planning Commission to determine additional vehicle parking spaces required based on operational factors
	<u>Life Care Facility</u>	<u>Per each free-standing independent living unit (up to 4 attached units)</u>	<u>1</u>	<u>Dwelling unit</u>	<u>1 per 100 dwelling units</u>	<u>1 per 50 dwelling units</u>	<u>Planning Commission to determine additional vehicle parking spaces required based on operational factors</u>
		<u>Per each independent dwelling unit within a multiple-unit dwelling</u>	<u>See requirements for multiple-unit dwelling as set forth above</u>				
		<u>Per each 1,000 gross square feet of floor area devoted to assisted living or nursing care Per each 4 beds for assisted living or nursing care</u>	<u>1</u>				
		<u>Per each participating doctor and every 2 employees Per each employee on the major shift</u>	<u>1</u>				
	Funeral home	Per each 50 SF of assembly area	1 and	Square feet of gross floor area	1 per 40,000 SF	2 per 40,000 SF	
		Per employee	1 and				
		Per each vehicle used in the business	1				

Use Category	Use	Auto Parking Spaces		Bicycle Parking Spaces			Additional Requirements
		Unit Measure	Base Number Required	Unit Measure	Short Term Space	Long Term Space	
<u>Nursing Home</u>		<u>Per each 4 beds for assisted living or nursing care</u>	<u>1</u>	<u>Square feet of gross floor area</u>	<u>2 per 40,000 SF</u>	<u>1 per 70,000 SF</u>	<u>Planning Commission may require additional bicycle parking</u>
		<u>Per each employee on the major shift</u>	<u>1</u>				

* * *

g. Determination of Requirements for Multiple Uses

1. Except as provided in paragraph 3 of this subsection and in subsections h.5 and h.6 below, when any land or building is used for two (2) or more purposes, the number of parking spaces required must be the sum of the requirements for the various individual uses, computed separately in accordance with this article. Parking facilities for one (1) use cannot be considered as providing the required parking facilities for any other use, except as otherwise provided.

* * *

- h. *Flexible Parking Standards* – The Approving Authority may permit reductions in the number of parking spaces required, if certain standards and requirements are met as set forth below.

1. *Mayor and Council and Planning Commission Reductions*

The Mayor and Council, in the approval of a Project Plan, or the Planning Commission in the approval of a site plan within the MXTD, MXCD, [and] MXE, MXNC, and PD Zones, have the authority to reduce the required number of parking spaces for uses in the building or buildings to be constructed provided that:

* * *

- i. *Deferral for Providing Spaces*

1. The Approving Authority, in considering a Project Plan or site plan, may approve a deferral of providing the number of parking spaces required where it can be demonstrated that the use served does not need the number of spaces

otherwise required by this Section 25.16.03 due to one (1) or more of the following:

* * *

(c) Proximity to a transit station, [; and/or]

* * *

Sec. 25.16.04 – Location of Parking and Loading Facilities

* * *

- c. All garages or other space allocated for parking of vehicles within buildings or in basements or open spaces on the roofs of buildings are considered part of the required off-street parking facilities and may be included as such in computing the [area] requirements outlined in this article.

* * *

Sec. 25.16.06 – Parking Design Standards

* * *

b. *Parking Spaces*

* * *

6. No off-street surface parking [area] facility can contain more than 150 spaces. If a greater number of spaces is required by this article, separate parking areas of not more than 150 spaces must be provided and must be separated by a landscaped area at least ten (10) feet in width.

* * *

e. *Internal Landscaping of Surface Parking [Areas] Facilities* -

* * *

Sec. 25.17.02 – Landscaping and Screening

* * *

- d. *Screening of Mechanical Equipment Required in All Zones Other Than Single Dwelling Unit Residential Zones* – In all zones other than the Single Dwelling Unit Residential Zones, all air conditioning equipment, transformers, emergency generators, elevator equipment, and similar mechanical equipment on any roof,

ground, or building must be screened from public view at ground level from the edge of the property. Such screening must be done in such a manner and with such materials as may be reasonably required. Mechanical equipment on roofs should be limited to the extent possible, and in no case can it exceed the coverage provisions of Section 25.09.06.b.

* * *

Sec. 25.17.03 – Underground Installation of Utility Lines Required; Screening or Underground Installation of Transformers[;] and Equipment Lockers Required

* * *

- b. *Placement of Utility Equipment* – Except as otherwise provided, all electrical equipment (including transformers and equipment cabinets, but excluding emergency generators), telecommunications equipment, and television equipment (including cable television) must be located as follows:

Add a new Section 25.17.08

25.17.08. Building Restriction Lines

- a. Subject to the exceptions provided herein, no building permit can be issued and no building or part thereof nor any fence, wall, sign or structure can be erected or structurally changed within the area between the building lines and the centerline of the particular street or highway referred to in establishing the building line. This section does not apply to underground parking facilities.

- b. Building lines established.

1. Building restrictions lines along Rockville Pike

- (a) Northeast side. Beginning for the same at a point on the southeasterly boundary of the City 135 feet northeasterly from the point of intersection of the centerline of Rockville Pike with the southeasterly boundary of the City and running thence northwesterly and parallel to the centerline of Rockville Pike and 135 feet therefrom to the southeasterly line of Dodge Street.
- (b) Southwest side. . Beginning for the same at a point on the southeasterly boundary of the City 135 feet southwesterly from the point of intersection of the centerline of Rockville Pike with the southeasterly boundary of the City and running thence northwesterly and parallel to the centerline of Rockville Pike and 135 feet therefrom to the southeasterly line of Richard Montgomery Drive.

2. Building restriction lines along Hungerford Drive.

- (a) East side. Beginning for the same at a point on the northerly line of A Street 85 feet easterly from the point of intersection of the centerline of Hungerford Drive with the northerly line of A Street and running thence northerly and parallel to the centerline of Hungerford Drive and 85 feet therefrom to the northerly line of Gude Drive.
- (b) West side. Beginning for the same at a point on the westerly line of North Washington Street 85 feet westerly from the point of intersection of the centerline of Hungerford Drive with the westerly line of North Washington Street and running thence northerly and parallel to the centerline of Hungerford Drive and 85 feet therefrom to the southerly line of College Parkway; thence still northerly and parallel with the centerline of Frederick Road and 95 feet westerly therefrom to the northerly line of Gude Drive.

3. Exceptions.

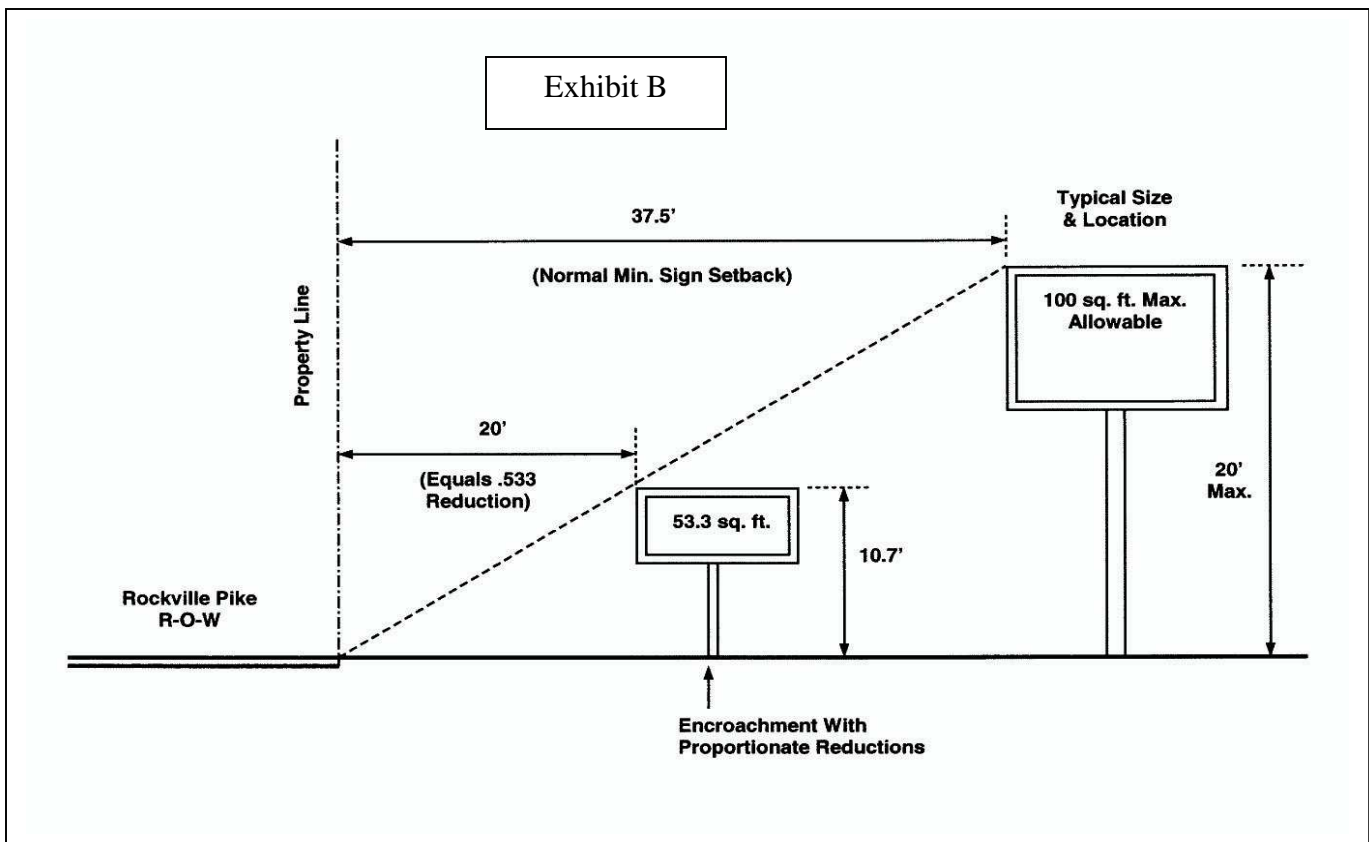
- (a) Where the building restriction lines established by subsections a and b above reduces the buildable depth of any lot or parcel of land bounded by the W.M.A.T.A. right-of-way, to less than 300 feet, then such line must be adjusted by establishing same at a point three-quarters of the distance from the W.M.A.T.A. right-of-way and the right-of-way of Rockville Pike but, in no event, can such building restriction line be less than 85 feet from the centerline of Rockville Pike.
- (b) Where the applicable master plan recommends a greater or lesser building restriction line than set forth herein, the plan recommendation takes precedence over the requirements set forth in subsections a and b above. Where there is no master plan recommendation, the Approving Authority may waive building restriction line requirements if the waiver will result in a better form of development consistent with the intent of the master plan and the development standards for mixed-use zones set forth in Article 13.
- c. Signs. Notwithstanding any other provisions of this Chapter, one (1) sign which designates or identifies a use located on the same record lot may be erected and maintained within the building lines set forth in this section and the front line of the record lot provided that the size and height of any such sign must be reduced in direct proportion to the distance of the sign from Rockville Pike. Expressed in terms of mathematical formulas, the size and height reductions applicable to signs with the building restriction lines of Rockville Pike would be as shown in Exhibit A and are further illustrated in the graphic described in Exhibit B below:

(Insert Exhibits A and B as shown below)

Exhibit A

$$\begin{array}{rcl} \text{Distance of sign} & & \\ \text{From Rockville Pike} & & \\ \hline & \times 20' = & \text{Allowable} \\ & & \text{height of} \\ & & \text{sign} \\ & & \\ & 37.5 & \end{array}$$

$$\begin{array}{rcl} \text{Distance of sign} & & \\ \text{From Rockville Pike} & & \\ \hline & \times 100' = & \text{Allowable} \\ & & \text{size of sign} \\ & & \\ & 37.5 & \end{array}$$



* * *

25.18.08 – Sign Permits; Appeals

- a. Except as expressly exempted or otherwise provided in this Article, a sign permit must be obtained prior to the installation, erection, enlargement, illumination, or substantial alteration of any permanent or temporary sign allowed under this Article. The changing of the sign face is a substantial alteration requiring a new sign permit.
- b. Applications shall be submitted to the Chief of [Inspection Services] Planning.
- c. Each application shall be submitted on forms provided therefore by the Chief of [Inspection Services] Planning, and be accompanied by such fee as is established by resolution of the Council. The applicant shall furnish as part of the application the following information:

* * *

9. Such other information pertaining to the requirements of this Article as may reasonably be required by the Chief of [Inspection Services] Planning.
- d. The Chief of [Inspection Services] Planning must review the application within 15 business days from the date of submission of the application and required fee and either approve or deny the application or return the application to the applicant if the application is incomplete as follows:
 1. A sign permit must be issued if the Chief of [Inspection Services] Planning finds that the sign proposed in the application complies with the requirements of this Article.
 2. If the permit is denied, the denial must be in writing and must specify the specific section or sections of this Article or other applicable law with which the proposed sign(s) is inconsistent.
 3. If the application is returned due to incompleteness, the Chief of [Inspection Services] Planning must advise the applicant in writing as to the information needed to complete the application.
 4. Failure of the Chief of [Inspection Services] Planning to take action on an application within the time frame set forth above is appealable to the Sign Review Board in the same manner as an appeal from a denial of a permit.
- e. An applicant may appeal the denial of a sign permit by filing a sign permit review application with the Sign Review Board within ten (10) business days of the decision of the Chief of [Inspection Services] Planning.

* * *

25.18.13. Signs Permitted in [MXNC,] MXC[,] and Industrial Zones

- a. *Permanent Building Signs* – Permanent building signs are permitted in the [Mixed- Use Neighborhood Commercial (MXNC),] Mixed-Use Commercial (MXC)[,] and Industrial (I-L and I-H) Zones in accordance with the following:

* * *

- b. *Freestanding Signs*

* * *

[2. Freestanding signs are permitted in the MXNC Zone in accordance with the following:

- (a) Freestanding signs that identify a single business/tenant shall be counted as a portion of the total aggregate sign area allowed for that business/tenant.
- (b) Other freestanding signs, including those that identify a multi-tenant building or center, shall not be counted in the aggregate sign area allowed for any individual business/tenant. Such signs must be in accordance with the following:
 - (i) There shall be only one (1) freestanding sign per record lot;
 - (ii) Such signs must have a maximum area of 50 square feet and maximum height of then (10) feet;
 - (iii)The freestanding sign must be counted as a portion of the aggregate sign area of the most proximate exterior building wall;
 - (iv) Such signs must not be closer than 30 feet to any residential zone; and
 - (v) Freestanding signs that contain the name, logo, or trademark on more than one (1) business, place, organization, building, or person must in addition to the requirements above, satisfy the following additional requirements:
 - A. Lettering for the identification of the building /center must not be less than 18 inches in height;

- B. Lettering for the identification of individual business/tenants and other copy must not be less than ten(10) inches in height;
- C. The design of the sign must be internally consistent and harmonious in color, size, style, material, and mounting; and
- D. The design of the sign must be consistent and harmonious with the sign plan and architecture for the entire building or center.]

[3]2. Freestanding signs are permitted in the I-L and I-H Zones in accordance with the following:

* * *

g. *Temporary Signs* -

* * *

- 3. Upon occupancy of a space by a business or tenant, banners, ~~pennants~~, and displays not exceeding 32 square feet in total area may be erected for up to 60 consecutive days including days before or after actual occupancy date by the business or tenant.

Sec. 25.18.14 – Signs Permitted in Other Mixed-Use Zones

* * *

b. Signs permitted in the MXTD, MXCD, MXNC, MXB and MXE Zones:

* * *

2. Freestanding Signs

- (a) Freestanding signs are permitted in the MXTD Zone in accordance with the following:

* * *

(vi) Freestanding signs may also be subject to the provisions of Sec. 25.17.08.d for areas along Rockville Pike.

* * *

- (b) Freestanding signs are permitted in the MXCD and MXNC Zones in accordance with the following:

* * *

E. A landscaped area must be provided at the base of the freestanding sign, with the landscaped area a minimum area of two (2) square feet for each square foot of sign area;[and]

F. The design of the sign shall be compatible and harmonious with the sign plan and architecture for the entire building or center[.]
and

G. Freestanding signs are also subject to the provisions of Sec. 25.17.08.c for areas along Rockville Pike.

* * *

6. *Temporary Signs –*

* * *

(c) Upon occupancy of a space by a business or tenant, banners, ~~pennants~~, and displays not exceeding 32 square feet in total area may be erected for up to 60 consecutive days including days before or after actual occupancy date by the business or tenant.

* * *

Sec. 25.20.03 - Adequate Public Facilities Determination: Validity Period; Extension; Redetermination

* * *

3. *Prior Approvals of Certain Developments [Procedures and Optional Method]* - A determination of adequate public facilities made prior to March 16, 2009 in connection with the approval of the following developments under the zoning regulations in effect at the time[, is timely and] remains valid for [a] such period as may have been determined by the Mayor and Council or the Planning Commission, as applicable, at the time of approval: Comprehensive Planned Development, Variable Lot Size Development, Cluster Development, Residential Townhouse Development, Planned Residential Unit Development, I-3 Optional Method of Development, Preliminary Development Plan, development pursuant to an optional method of development requiring a Preliminary Development Plan.

* * *

b. *Extension*

1. *Extension of Development Implementation Period Is an Extension of Validity Period* - An extension of time granted for the implementation of any

development approval or any amendment thereto, other than approval of a preliminary plan of subdivision or approval of any of the developments [Planned Development] identified in [Article 14 of this Chapter procedures] subsection 25.20.03.a.3 above prior to March 16, 2009 automatically extends the validity period for the determination of adequate public facilities.

* * *

Section 25.21.13 – Ownership Plats

Purpose – an ownership plat may be approved for the purpose of designating land as separate ownership lots within a single record lot where the requirements of this section are met [for purposes of ownership identification only]. Lots shown the plat must be depicted with metes and bounds descriptions and resemble a Final Record Plat but the lots shown on the ownership plat do not constitute a resubdivision of the original record lot or lots.

* * *

- b. *Findings* - Where more than one (1) building or building component exists, or is to be located, on a tract of land, the Planning Commission may approve an ownership plat if the Commission finds all of the following:

* * *

2. The ownership plat [will not]:

- (a) [Constitute] Will not constitute a violation of any provision of this Chapter or other applicable law;
- (b) [Violate] Will not violate or adversely affect the Plan;
- (c) [Be] Will not be unsuitable for the type of development, the use contemplated, and available public utilities and services; or
- (d) [Affect] Will not adversely affect the health or safety of persons residing or working in the neighborhood.